



## SINGLE FAMILY

Austin City Code Chapter 6-7, June 2009

# ECAD Energy Audit Results

For Residence: 1106 MAUFRAIS ST AUSTIN, TX, 78703

Audit Date: 6/23/2025

Thank you for complying with the City of Austin's ECAD Ordinance, which requires homeowners to provide these energy audit results to buyers

**SAVE THIS FORM! This ECAD audit is valid for 10 years after the audit date.**

This audit helps you identify energy efficiency improvements that could lower your monthly energy costs and make your home more comfortable. Austin Energy's Home Energy Savings program offers rebates and low-interest loans that make these improvements more affordable. Before you begin making any home energy efficiency improvements, be sure to get the latest program details from <https://savings.austinenenergy.com/residential/offers/home-improvements/home-energy-savings> or by calling 512-482-5346 or scanning the QR code to the right.



### ENERGY AUDIT SUMMARY

	Action Recommended?	Potential Annual Savings*:
A. Windows and Shading	NO	\$0.00
B. Attic Insulation	NO	\$0.00
C. Air Infiltration and Duct Sealing	NO	\$0.00
D. Heating and Cooling System Efficiency (HVAC)	NO	\$0.00
Total Annual Savings*:		\$0.00

### HOME IMPROVEMENT RECOMMENDATIONS:

Austin Energy recommends the following actions based on the energy audit performed by

Trace Thomas of Earth Audits, LLC

- A. No windows or shading recommendations.
- B. No Attic insulation recommendations.
- C. No air infiltration or duct sealing recommendations.
- D. No heating and cooling system recommendations.

We appreciate your support of the ECAD ordinance and your efforts to make Austin the most livable city in the country.

**DISCLOSURES:** Figures are based on an estimate from the average single-family house in Austin (1800 - 2000 sq. ft.) that has made improvements through an efficiency program by Austin Energy. Weather, equipment installation and electric usage will all effect actual savings. There is no guarantee or warranty, either expressed or implied, as to the actual effectiveness, cost or utility savings, if you choose to implement these recommendations. The Energy Conservation Audit and Disclosure is not required to be included in the sales contract nor the Seller's Disclosure form (Texas Real Estate Commission), but instead is a stand-alone requirement of the City of Austin.



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In support of the City of Austin's Energy  
Conservation Audit and Disclosure Ordinance  
Austin City Code Chapter 6-7, June 2009

# Energy Audit Data

### DATA SUMMARY

#### PROPERTY

Outdoor Temperature F: 91.0

Austin Energy Electric Meter Number: 7311861

Tax Assessor's Property ID: 109183

Requestor Name: NALINI BELARAMANI

Year Built: 2003

Service Address: 1106 MAUFRAIS ST AUSTIN, TX, 78703

Estimated Square Footage: 2858

#### AUDITOR

Auditor: Trace Thomas

Phone Number: (512) 466-7679

Company Name: Earth Audits, LLC

Property Audit Date: 6/23/2025

#### WINDOWS & SHADING

Type(s) of Window(s): Double Pane;Low-e;Glass Block;Other

Type(s) of Existing Solar Shading: Solar Screens;Awnings;Vegetation;Adjacent Structure

#### ATTIC INSULATION

Attic Insulation Type: LF-Fiberglass & Insulsafe

Average R-Value: 22

Open Chases(s): No uninsulated or unsealed chases in residence.

#### HEATING & COOLING AIR DUCT SYSTEM

##### SYSTEM # 1

Condenser Manufacturing Date 2023

HVAC Duct Air Leakage 114.00

Estimated EER 11.5

% Leakage 10

Furnace/AH Manufacturing Date 2006+

Duct System Type(s) Mylar Flex

AFUE [Electric Start] 80%

Enrolled in AE Power Partner Thermostat Program No

##### SYSTEM # 2

Condenser Manufacturing Date 2023

HVAC Duct Air Leakage 139.00

Estimated EER 11.5

% Leakage 9

Furnace/AH Manufacturing Date 2006+

Duct System Type(s) Mylar Flex

AFUE [Electric Start] 80%

Enrolled in AE Power Partner Thermostat Program No

#### AIR INFILTRATION / WEATHERIZATION

Exterior doors: weather-stripped? Yes

Attic access: weather-stripped? Yes

Plumbing penetrations: sealed? Plumbing penetrations are sealed

#### ADDITIONAL AUDIT INFORMATION

Domestic Water Heater Type(s): Standard

Fuel Type: Natural Gas

Type(s) of Toilet(s): 3+ High efficiency toilet(s)

## PROPERTY IDENTIFICATION

County	Travis	Property ID	109183	Property Type		Single Family	Building Count	2
Meter Number		7311861			Gas Type		Austin I/S Res	
Service Address		1106 MAUFRAIS ST AUSTIN, TX, 78703						
						Occupied By	Vacant	
Year Built	2003	Foundation	Slab	Est. Sq Footage	2858	Avg. Duct Leakage (%)		10
Levels	2	Bedrooms	3	Baths	2.5	Fireplaces		1
Average Attic R-Value		22	Average Wall Height		10			

## WINDOWS AND SHADING

Types of Windows	Double Pane;Low-e;Glass Block;Other								
Types of Shading	Solar Screens;Awnings;Vegetation;Adjacent Structure								
Windows	S	SW	W	NW	N	NE	E	SE	Skylight
Needs Shade (sf ft)	0	0	0	0	0	0	0	0	
House Shape	Box			Building Front Orientation			SE		

## APPLIANCES & WATER HEATER

APPLIANCES (Remaining in Home)		'92 or older		'93 or newer				
Refrigerators		0		1	Pool and / or Jacuzzi Pumps		0	
Freezers		0		0	Speed	None		
Clothes Washer		0		1	Pool Pump Timers		0	
Clothes Dryers	Vented Gas	0		1	Water Heaters	1		
Dish Washers			1		WH1	Standard	Fuel 1	Natural Gas
Range/Stove/Ovens	Gas		1		WH2	None	Fuel 2	None
Inefficient Toilets (> 1.28 gal)		0				Water Heater Timers		0
Efficient Toilets (<= 1.28 gal)		3+						
MISC Lighting	Combination		Solar PV	No	Electric Vehicle Charger		No	
Sprinklers	Yes	Year Installed		Rainwater Collector		No		
Natural Gas Generator		No	Water Saving Devices		Some Installed			

## ATTIC INSULATION & AIR INFILTRATION

Roof Type	Pitched	Roof Materials	Shingle	Roof Color	Medium	Total Attic R Value	22
Attic Insulation		Insulation Type	LF-Fiberglass & Insulsafe		Secondary Insulation Type		None
		Square Feet	1495	Inches Deep	10.0	R Value	22
Vaulted Ceiling Insulation		Insulation Type	No Vaulted Ceiling		Secondary Insulation Type		None
		Square Feet	0	Inches Deep	0.0	R Value	0
Cathedral Ceiling Insulation		Insulation Type	No Cathedral Ceiling				
		Square Feet	0	Inches Deep	0.0	R Value	0
Attic/Knee Wall Insulation Status			None				
Yes	Radiant Barrier	Radiant Barrier Type		Hanging Foil	Chases	Insulated/Sealed	
	Plumbing Penetrations Sealed		Yes	Furnace & WH Closet Appropriately Sealed			Yes
	# Exterior Doors	3	# Doors Weather-stripped		3	Whole House Fan	None
	# Conditioned Stair Boxes/Hatches		1	# Insulated	1	# Weather-stripped	1

## HEATING AND COOLING

Unit # 1	Zone Description	1st Floor	Duct System	Mylar Flex
	Estimated Square Footage (Zone)	1363	Duct Locations	Attic;Furrdowns
	Cooling Type	Central Air	Duct Condition	Good
	Thermostat	WiFi	R-Value	R-6
	Condenser Mfg Year	2023	Return Air Sq In	708.0
	Estimated EER	11.5	Return Plenum Properly Sealed	Yes
	Estimated Condenser BTUs		Grille Type	Stamped
	Tonnage from Mfg Spec	3.0	Target CFM	1200
	Tonnage from Est Sq Ft	3	Estimated CFM	1416.00
	Sqft Per Ton	454.3	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	114.00
	Fuel Type	Gas	% Leakage	10
	Furnace/Air Handler Location	Outside House - Attic	Supply Air Reading	58.0
	Air Handler Type	Horizontal	Return Air Reading	77.0
	Furnance Mfg Date	2006+	Delta T	19.0
	Estimated Furnance BTUs	[3.0] 60K - 65K	AFUE	[Electric Start] 80%
Unit # 2	Zone Description	2nd Floor	Duct System	Mylar Flex
	Estimated Square Footage (Zone)	1495	Duct Locations	Attic
	Cooling Type	Central Air	Duct Condition	Good
	Thermostat	WiFi	R-Value	R-6
	Condenser Mfg Year	2023	Return Air Sq In	888.0
	Estimated EER	11.5	Return Plenum Properly Sealed	Yes
	Estimated Condenser BTUs		Grille Type	Stamped
	Tonnage from Mfg Spec	4.0	Target CFM	1600
	Tonnage from Est Sq Ft	3	Estimated CFM	1776.00
	Sqft Per Ton	373.8	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	139.00
	Fuel Type	Gas	% Leakage	9
	Furnace/Air Handler Location	Outside House - Attic	Supply Air Reading	56.0
	Air Handler Type	Horizontal	Return Air Reading	76.0
	Furnance Mfg Date	2006+	Delta T	20.0
	Estimated Furnance BTUs	[5.0] 80K	AFUE	[Electric Start] 80%

## NOTES & INSTRUCTIONS

Appliances listed may not necessarily convey with the property or may be negotiated separately, buyer to verify.